

MANZO NEIGHBORHOOD PLAN

**CITY OF TUCSON
PLANNING DEPARTMENT**

February 13, 1978

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I Formal Action

Mayor and Council – February 13, 1978 – Resolution #10422 (Adoption)
June 14, 1982 – Resolution #11870 (Amendment)
May 8, 1989 – Resolution #14887 (Amendment)
September 8, 2010 – Resolution #21613 (Amendment)

Hearings: Mayor and Council – February 13, 1978
May 24, June 7, and June 14, 1982
May 8, 1989
September 8, 2010

Citizens Advisory Planning Committee – October 5 and 6, 1977
April 7, 1982
May 5, 1982
April 15, 1989
June 2, 2010 (Study Session)
July 21, 2010 (Public Hearing)

II Profile/Related Plans

The Manzo Neighborhood is bounded by Speedway Boulevard on the north, the Santa Cruz River on the east, St. Mary's Road on the south, and Silverbell Road on the west. The plan area is approximately one-half square mile and is located within the *Santa Cruz Area Plan* adopted in 1984. *Tumamoc Area Plan* is adjacent to the west across Silverbell Road.

III Purpose

The purpose of this plan is to preserve, improve, and protect the neighborhood environment of Manzo.

IV Adopted Policies and Recommendations

The overall objectives for the Manzo area are to strengthen the residential qualities and provide adequate services and facilities to meet the needs of existing and future residents.

LAND USE

1. To maintain the predominant residential character of the neighborhood, the existing medium-density residential uses shall be maintained through zoning.

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2. To provide for future neighborhood-oriented business and services, commercial uses should be encouraged to continue developing along Grande Avenue. However, high density residential or office uses may be allowed on the Speedway frontage between Cuesta Avenue and Melrose Avenue, with an emphasis on the consolidation and limitation of access points to Speedway.

(June 14, 1982, Resolution #11870, MNP Policy 2, last sentence)

3. To provide for recreational and open space needs of the residents and to effectively provide flood protection to parts of the neighborhood now subject to flood damage, neighborhood oriented park facilities should be developed along the Santa Cruz River, as part of an overall river improvement program. Existing relocation programs should be used to provide suitable and equivalent housing within the neighborhood for those residents so desiring.
4. Allow office, neighborhood commercial, and low and medium density residential uses, along St. Mary's Road in the area between Shawnee Avenue and Grande Avenue, when compatibility of appearance and scale with existing residential uses can be attained. Preserve and enhance the neighborhood identity by the incorporation of design elements such as:
 - A. Complement Surrounding Development - Utilize compatible building materials, architectural style and ornamentation, setbacks, stepbacks, and variations in building height or mass to complement the scale and character of surrounding development and reduce the appearance of excessive height and bulk, and reflect and enhance the neighborhood identity, streetscape continuity, historic development patterns, neighborhood landmarks, predominant architectural and landscaping themes, and scenic or historic views.
 - B. Buffer Adjacent Uses - Utilize appropriate screening techniques to mitigate the impacts of new development on adjacent uses. Design and orient drought-tolerant landscaping, masonry walls, earthen berms, outdoor lighting, trash storage areas and other elements to provide an attractive and effective barrier to undesirable access, noise, odor, or views. Limitations on the hours of operation for a commercial use may also be considered.
 - C. Use Drought-tolerant Landscaping - Encourage the use of drought-tolerant, and low pollen producing plants in new landscaping projects. Landscaping should be compatible in space, character and use pattern with established neighborhood landscape/streetscape themes.
 - D. Screen Private Service Areas - Outdoor storage and trash collection areas should be screened from view of all adjacent streets and properties, and designed and located

to minimize litter and odor. Trash dumpsters should be located within screened enclosures.

- E. Preserve Residential Privacy - Orient buildings, windows and balconies so as to protect the privacy of adjacent residents. Outdoor lighting should be directed away from adjacent residential uses to protect residential privacy, and shielded above the horizon to comply with regional light pollution guidelines.
- F. Coordinate Pathways and Linkages - Coordinate private pedestrian walkways and bicycle paths with public pedestrian and bicycle facilities.
- G. Employ Defensible Space Concepts - Employ defensible space concepts in the design of new development.
- H. Encourage Alternative Modes of Transportation - Provide a well-defined pedestrian system linked to the public sidewalk system, convenient access to transit facilities, and secure bicycle parking areas. Where appropriate, integrate convenient, comfortable transit facilities into the design of new development.
- I. Consolidate Adjacent Parcels - Where possible, consolidate adjacent development parcels in order to provide integrated circulation and access, reduce the number of curb cuts along the street, and enhance screening and buffering between adjacent noncompatible uses.
- J. Coordinate Information with Architecture - Integrate signs and other information systems into the overall design of new development in an architecturally coordinated and sensitive manner. Building addresses should be clearly visible from the public right-of-way.

(May 8, 1989, Resolution #14887, MNP Land Use Policy 4)

- 5. Actions in the Riverside Drive floodplain areas should be consistent with those actions taken to implement the *Santa Cruz Riverpark Plan*. Specifically, no resident should be required or forced to sell his property in order to accommodate this plan.

CIRCULATION

- 1. To assist in improving the residential qualities, the interior street and sidewalk improvement program should continue.
- 2. To preserve residential amenities, to provide safety to residents and motorists, and to develop an attractive entrance to the western area of the city. Speedway Boulevard shall be improved to 6 lane standards with landscaped median islands, and abutting property frontages shall be improved with a unified landscape treatment and noise barriers where appropriate. Efforts should be made to purchase public lands now owned by the State

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on the north side of Speedway before acquisition of private lands. In the event the private lands need to be purchased, those land owners should be compensated at the prevailing real estate market values.

3. To provide pedestrian circulation linkages with other neighborhoods, neighborhood park facilities along the Santa Cruz shall include continuous pedestrian and bicycle pathways.
4. To improve pedestrian safety to the El Rio Neighborhood Center (Speedway Boulevard and Riverview Boulevard-Cuesta Avenue), the Speedway widening design should include provisions for safe pedestrian access across Speedway.

OTHER NEIGHBORHOOD IMPROVEMENTS

1. Any sites used for city wells and storage of city trash containers shall be improved with landscape screening to enhance the residential character. When it is determined that these sites are no longer needed for their present purposes, they should be cleared and/or sold for residential development.
2. Surface drainage problems will be eliminated when the streets in the neighborhood are improved (paved and curbed).

FUNDING

1. To evaluate whether funding levels for the Manzo Conservation Project can be increased, a complete re-examination of the City's Community Development strategies for all neighborhoods is needed prior to allocation of next year's HCDA funding.
2. To accommodate any potential lack of funds for basic home improvement needs, project funding for street lighting and street landscaping should receive low priority (street lighting has been accomplished by TG&E).
3. To help reduce the project life span and allow sufficient resources for basic home improvements, site improvements should be funded from the Public Works Employment Act where possible. Such funding should take precedence over sewer projects, which can be funded by other sources.



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-  **PARK**
-  **RESIDENTIAL**
-  **COMMERCIAL/RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL**
-  **HIGH DENSITY RESIDENTIAL/PROFESSIONAL OFFICE** See amendment to Land Use Policy 2 (6-14-82, Res. 11870)
-  **NEIGHBORHOOD COMMERCIAL/OFFICE/LOW AND MEDIUM DENSITY RESIDENTIAL** See to Land Use Policy 4 (5-8-89, Res. 14887)

Amended ^{September 8, 2010} Resolution No. 21613 a 3.77 acre site at the northeast corner of St. Mary's Road and Silverbell Road from Residential to Neighborhood Commercial/Office/Low and Medium Density Residential. Exhibit A to Resolution 21613

